



Recommendation for Action

File #: 21-2971, Agenda Item #: 4.

9/30/2021

Posting Language

Approve a resolution authorizing the Austin Housing Finance Corporation to issue Multi-family Housing Revenue Bonds, in an aggregate principal amount up to \$25,000,000, that will provide financing for the development of Austin Colorado Creek Apartments, located at 11700 Dionda Lane in Austin, Texas, 78617; approving related documents; and authorizing specific named representatives of the Austin Housing Finance Corporation to execute the documents relating to issuance of the bonds and closing the transaction.

Lead Department

Housing and Planning Department.

Fiscal Note

All bond issuance fees will be paid by the Applicant, Austin Colorado Creek Apartments, LP, or an affiliated entity. The item has no fiscal impact.

Prior Council Action:

October 8, 2015 - Austin City Council conducted a public hearing and approved a resolution of no objection for the tax credit application to be submitted to the Texas Department of Housing and Community Affairs for the Austin Colorado Creek Apartments.

For More Information:

Rosie Truelove, Treasurer, Austin Housing Finance Corporation, 512-974-3064; Mandy DeMayo, Interim Deputy Director, Housing and Planning Department, 512-974-1091.

Council Committee, Boards and Commission Action:

October 15, 2015 - AHFC Board approved an inducement resolution for \$25,000,000 in private activity volume cap for the Austin Colorado Creek Apartments.

November 19, 2015- AHFC Board conducted a public hearing regarding the Austin Housing Finance Corporation's issuance of up to \$25,000,000 of Multifamily Housing Revenue Bonds to finance the development of the Austin Colorado Creek Apartments by Austin Colorado Creek Apartments, LP.

February 25, 2016 - AHFC Board authorized the issuance, sale, and delivery of Austin Housing Finance Corporation Multi-family Housing Revenue Bonds, in an aggregate amount up to \$25,000,000.

Additional Backup Information:

If approved, this action would authorize the Austin Housing Finance Corporation (AHFC) to issue up to \$25,000,000 in multi-family housing non-recourse bonds to provide interim and permanent financing for the development Austin Colorado Creek Apartments. The property is located in Council District 2.

Project Proposal

Austin Colorado Creek Apartments, LP, an affiliate of RISE Residential Construction, L.P., a Texas certified WBE, has developed Austin Colorado Creek Apartments, a 240-unit multi-family project, located at 11700

Dionda Lane in Austin, Texas, 78617. The community is affordable to 48 households at or below 50% AMFI, and 192 households at or below 60% AMFI.

The project is financed with 4% Low Income Housing Tax Credits and Private Activity Bonds (PABs) issued by Austin Housing Finance Corporation (AHFC). AHFC originally issued the PABs in 2016. Because of significant delays in converting the construction debt to permanent debt, and because a permanent lender had not yet been identified at the original PAB closing, Austin Colorado Creek Apartments, LP, must in effect seek a “refunding” of the PABs, which is practically a “re-issuance” of PABs. Therefore, this resolution to authorize the issuance of bonds is largely a technical matter, given that the development is already constructed and fully leased.

For more information on the proposed project, as well as socioeconomic characteristics and amenities in the surrounding area, please see the project’s Development Application here:

<http://www.austintexas.gov/page/current-rhdaohda-applications>.

Strategic Outcome(s):

Economic Opportunity and Affordability.